

**RUSH
WITT &
WILSON**



Friars Hill Cottage Friars Hill, Guestling, East Sussex TN35 4ET
Guide Price £800,000 - £825,000 Freehold

**** GUIDE PRICE £800,000 - £825,000 **** Nestled in the charming area of Friars Hill, Guestling, this modern detached house presents an exceptional opportunity for those seeking a spacious and versatile family home. This property boasts an impressive layout, providing ample space for both relaxation and entertaining. The residence features three well-appointed bedrooms, ensuring comfort and privacy for all family members. Additionally, there are two modern bathrooms, designed to cater to the needs of a busy household. The thoughtful layout of the home allows for a seamless flow between living spaces, making it ideal for both everyday living and hosting gatherings. One of the standout features of this property is the generous parking provision, accommodating up to multiple vehicles, which is a rare find in such a desirable location. This is particularly advantageous for families with multiple cars or for those who enjoy hosting guests. Moreover, the property includes an annexe, offering further potential for use as a guest suite, home office, or even a rental opportunity. This added space enhances the versatility of the home, making it suitable for a variety of lifestyles. Surrounded by the picturesque countryside, this country home provides a tranquil retreat while still being conveniently located for local amenities. With its modern design and ample space, this property is a perfect blend of comfort and functionality, making it an ideal choice for families or those looking to invest in a beautiful home in a serene setting.

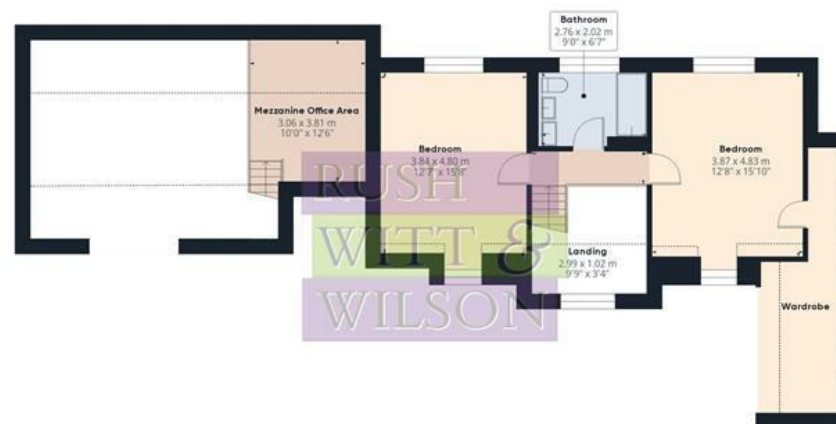








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

245.8 m²

2646 ft²

Reduced headroom

8.9 m²

96 ft²

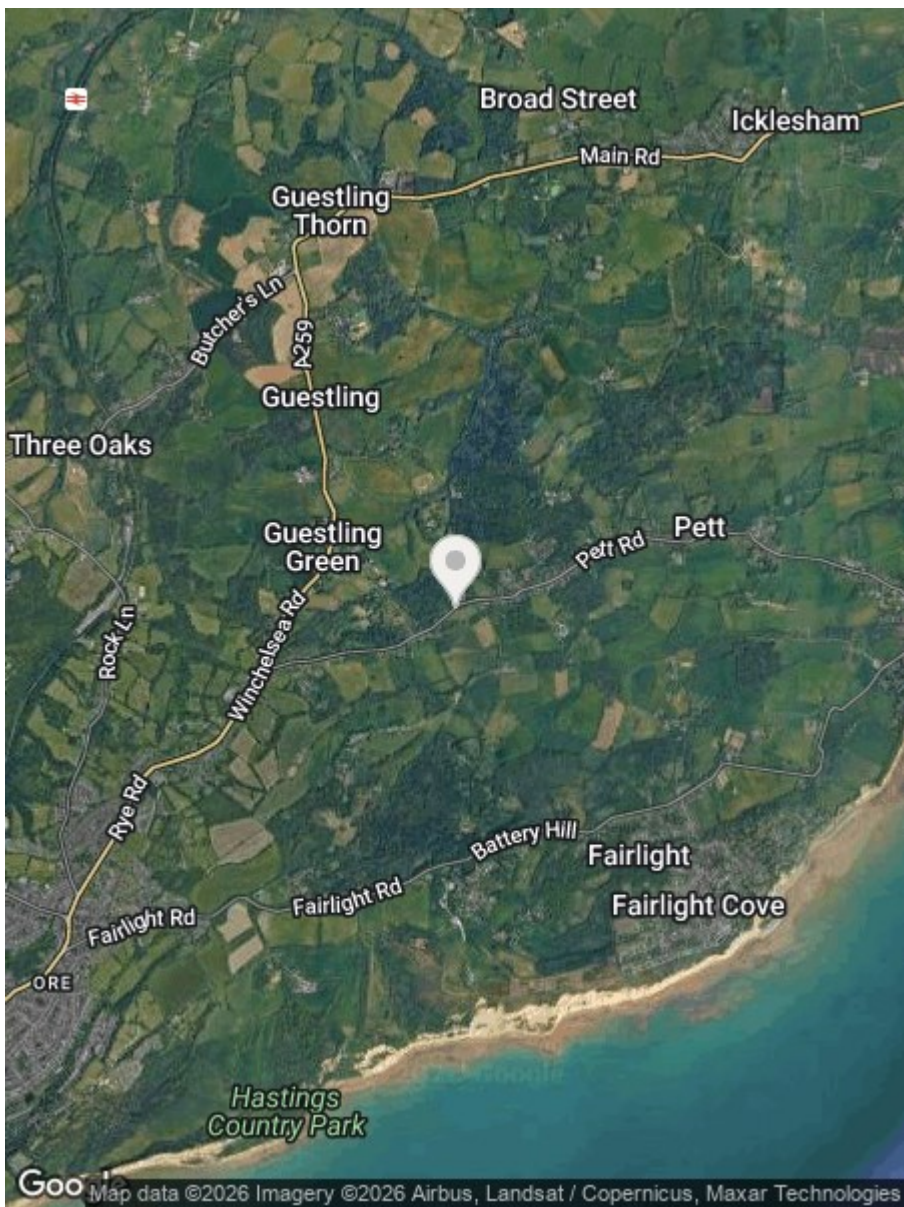
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	65
England & Wales		EU Directive 2002/91/EC

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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